



Hurst Close

Totton, Southampton

**2 Bedrooms
Heated Conservatory**

**£349,950
Freehold**





2 Hurst Close, Totton, Hampshire, SO40 3QJ

Description

- No Chain - Vacant
- Cul-de-sac location
- 2 bedrooms
- Shower room
- Ample parking
- PROPERTY REF: 2097
- Lovely detached bungalow
- Close to Totton centre
- Conservatory
- Gas Central Heating
- EPC Rating: D

Another Parkers' exclusive! Our properties are not available elsewhere, so contact Parkers Lettings for expert advice and assistance.

This 2-bedroom detached bungalow occupies a quiet cul-de-sac position, withing a short walk of Totton's town centre. The accommodation is well-presented and the addition of a heated UPVC conservatory adds to its' appeal. Immediate Vacant Possession.

Tenure: Freehold.

Floor size: Approximately 66 sq. meters.

EPC rating: 'D'.

Council Tax: Band 'D'. New Forest District Council (Totton & Eling Area) £2,242.55 for year 2024 / 2025.

Locality: Totton

Some 3 miles West of Southampton, what used to be the largest village in England has grown to a population of nearly 30,000. However Totton and Eling is still considered a friendly place to live, with excellent shopping and leisure facilities, good schooling, from Infant to Secondary, and within a short drive of Lepe Country Park and a pebble beach at Calshot. Totton is served by the M27 (junctions 2 and 3) and a mainline Railway Station.

Directions: Starting from our offices in Totton, SO40 3SG. Total : 0.7 miles (4mins)

1. Drive northwest. (0.08 miles)
2. Turn left onto Salisbury Road/A36. (0.2 miles)
3. Turn right onto Testwood Lane. (0.1 miles)
4. Turn right onto Saint Michaels Road. (0.2 miles)
5. Turn right onto Hurst Close. (0.03 miles)
6. You have arrived at your destination. (0.00 miles)

Hours of business: We're open for business Monday - Friday 9.15am - 5.00pm. Late Wednesday 6.30pm. Saturday, our office is open 10.15am - 1.00pm and 2.00pm - 5.00pm for viewings only. Sunday, Closed.



When is stamp duty paid?

In England and Northern Ireland, no stamp duty is due on the first £250,000 of a main residential property - though that threshold is £425,000 if you're a first-time buyer. Note: The £425,000 first-time buyer stamp duty threshold does not apply if the property you are buying costs more than £625,000.

If buying as your main residence, the rates are:

£250,001 - £925,000 @ 5%
 £925,001 - £1,500,000 @ 10%
 £1,500,001 + @ 12%

If buying as a second home or investment, the rates are:

£250,001 - £925,000 @ 8%
 £925,001 - £1,500,000 @ 13%
 £1,500,001 + @ 15%

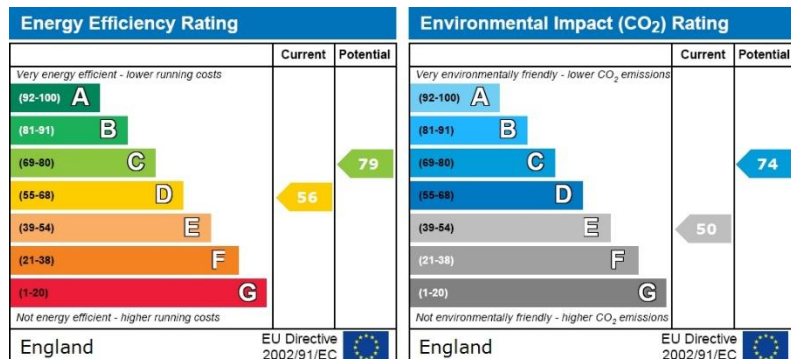
From 1st April 2025, there will be several changes coming into effect: The nil rate threshold which is currently £250,000 will return to the previous level of £125,000. The nil rate threshold for first-time buyers which is currently £425,000 will return to the previous level of £300,000. The maximum purchase price for which First-Time Buyers Relief (a reduced stamp duty rate) can be claimed is currently £625,000 and will return to the previous level of £500,000.

A bit about us: Here at Parkers, we know that you have many options to consider when it comes to choosing an agent, but we like to think that we offer you more than your standard agent.

We're local specialists so when you want lettings, sales and property management services in Totton, Romsey and Southampton, we are second to none. We take immense pride in supporting the local community and playing our part in helping people take the next step in the market.

Whether you need advice on where and when to buy-to-let, where to rent or you require assistance in reaching out to prospective buyers and tenants, we can help you. We place a strong emphasis on customer relationships, and we take the time to find out what you want to achieve.

If you're looking to sell your rented property, we're uniquely placed to help with our many hundreds of local landlords. By selling to another investor, it is often possible to keep your tenant in place, ensuring you receive rental income up to the very last day of your ownership, with the buyer receiving a return on their investment from the very next day. Our marketing comprises the best mix of technology, with video tours, floorplans and internet advertising, together with a nod to our heritage with good old fashioned estate agency practices.





Accommodation Comprises:

Porchway

With part-tiled walls. Door to:

Entrance Hallway

With doors to both bedrooms and Kitchen / diner.

Bedroom 1

Pretty bay-fronted double bedroom.

Bedroom 2

Very generous second bedroom with range of built-in wardrobes.

Kitchen / Diner

Range of oak-finish eye and base level storage cupboards, with a roll-edge work-surface. Integral oven and hob. Door to conservatory, utility room and open to:

Lounge Area

Pretty bay-fronted lounge with attractive feature-only fireplace.

Utility Room

Secondary kitchen area with stainless-steel sink and plumbing for a washing machine. Door to:

Shower Room

Modern, purpose-built shower room with cubicle, inset wash basin and WC.

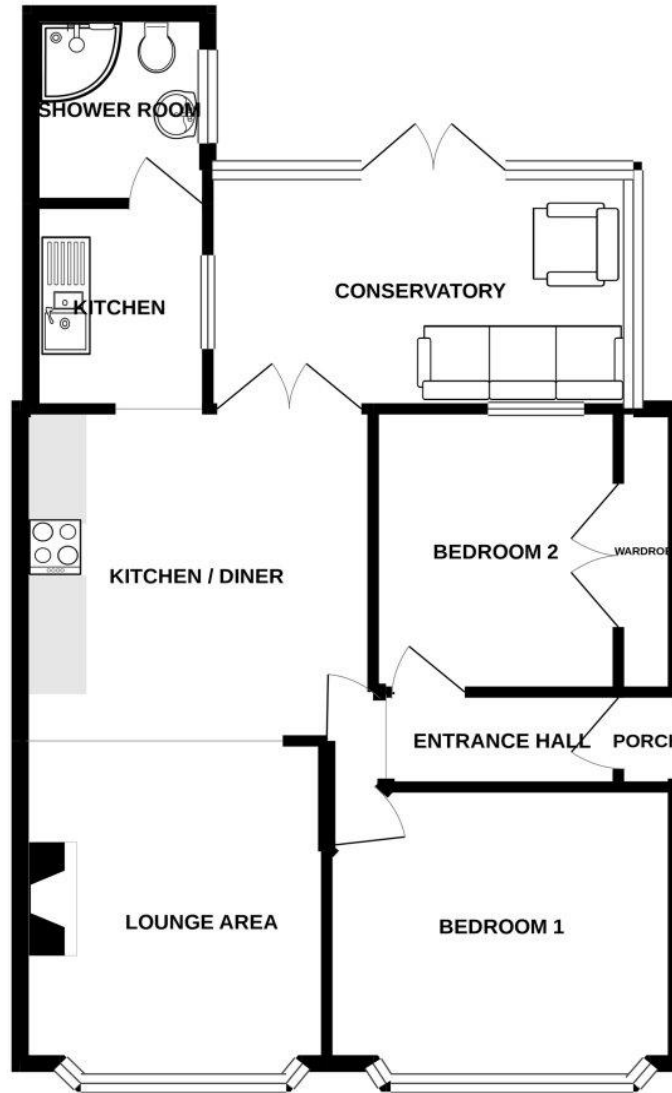
Conservatory

Modern UPVC conservatory of brick-built base, with glaze elevations and roofing. Heated by radiator. Doors open out on to the:

External

Parking to the front of the property for 2/3 vehicles. Access to large pre-fabricated workshop. Side gate to the rear garden, comprising lawn, flowerbeds and a pergola. Utility storage cupboard. Very private garden enjoying a sunny aspect.

GROUND FLOOR
716 sq.ft. (66.6 sq.m.) approx.



TOTAL FLOOR AREA : 716 sq.ft. (66.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2020



PARKERS



1, Salisbury Road Arcade, Totton
SOUTHAMPTON, SO40 3SG
telephone : 023 8086 8578
email : info@parkerslettings.com
parkerslettings.com

THE PROPERTY MISDESCRIPTIONS ACT 1991: Any areas, measurements or distances are approximate. Land measurements are provided by the vendor and buyers are advised to obtain verification from their solicitor. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Items shown in the property photographs are not included unless specifically mentioned within the sales particulars although they may be available by separate negotiation. Parkers Lettings Limited cannot verify that the fixtures and fittings, equipment or services are in working order or fit for the purpose and buyers are advised to obtain verification from their solicitor. The tenure of a property is based upon information supplied by the seller and buyers are advised to obtain verification from their solicitor.